COUNTY OF GREENVILLE

<sup>(4</sup> 'β/ MORTGAGE <sup>(5)</sup> OF REAL PROPERTY

## WITNESSETH:

ALL that certain piece, parcel or lot of land, located, lying and being in the City and County of Greenville, State of South Carolina, being shown and designated as Lot No. 20, on plat entitled "Collins Creek, Section Two", dated July 30, 1979, prepared by C.O. Riddle, Surveyor, recorded in the Greenville County RMC Office in Plat Book 7-C at Page 57, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the Southern side of the right-of-way of Collins Creek, at the joint front corner of the within lot and Lot No. 21 and running thence, along the joint line of said lots S. 18-46 E., 252.12 feet to a point at the joint rear corner of the within lot and Lot No. 21; thence S. 76-31 W. 59.86 feet to a point; thence S. 64-37 W., 82.56 feet to a point at the joint rear corner of the within lot and Lot No. 19; thence running along the joint line of said lots N. 21-35 W., 250.0 feet to a point at the joint front corner of the within lot and Lot No. 19; thence N. 68-25 E., 108.49 feet to a point; thence N. 69-48 E., 45.6 feet to a point at the joint front corner of the within lot and Lot No. 21, on the Southern side of the right-of-way of Collins Creek, the point and place of beginning.

Derivation: Babbs Hollow Development Company, Deed Book 1118, at Page 842, recorded January 14, 1980.



TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto):

TO HAVE AND TO HOLD all and singular the Property unto Mortgagee and the heirs, successors or assigns of Mortgagee forever.

MORTGAGOR covenants that Mortgagor is lawfully seized of the Property in fee simple absolute, that Mortgagor has good right and is lawfully authorized to sell, convey or encumber the same, and that the Property is free and clear of all encumbrances except as expressly provided herein. Mortgagor further covenants to warrant and forever defend all and singular the Property unto Mortgagee and the heirs, successors or assigns of Mortgagee from and against Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

PROVIDED ALWAYS, nevertheless, and it is the true intent and meaning of Mortgagor and Mortgagee. that if Mortgagor pays or causes to be paid to Mortgagee the debt secured hereby, the estate hereby granted

4328 RV-2